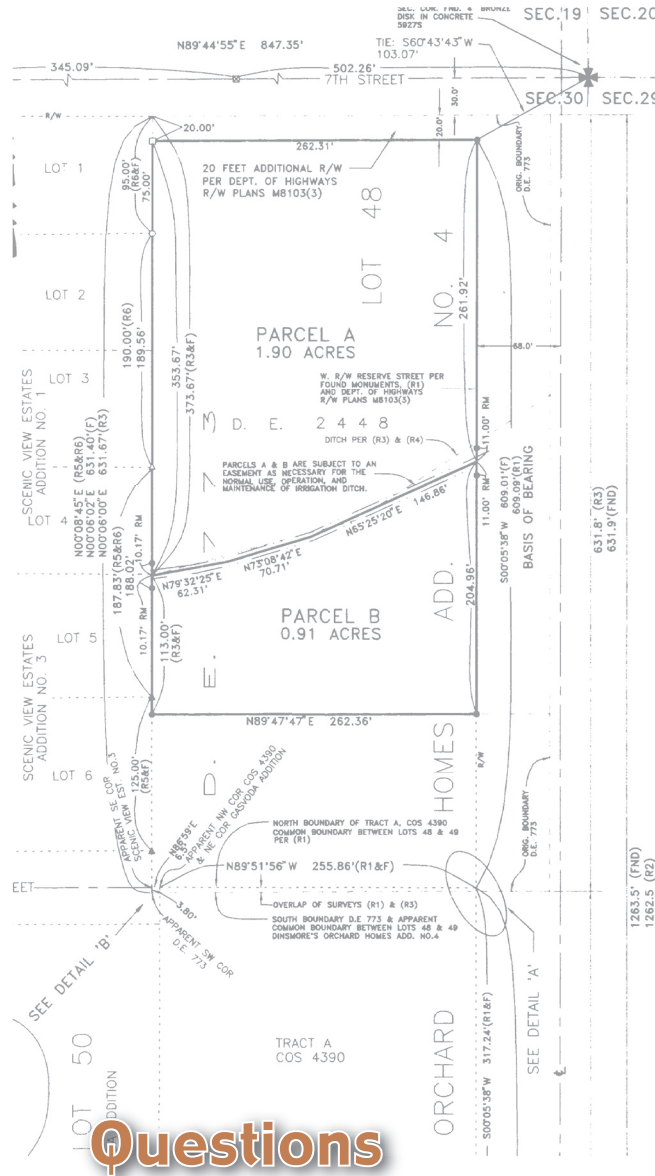


About DNRC and the Trust Lands Management Mandate

The Montana Department of Natural Resources and Conservation (DNRC) administers state-owned school trust lands for the benefit of K-12 education and several other educational institutions in Montana. The department's obligation is to obtain the greatest benefit for the school trusts. Rentals received on leased lands are dedicated to the maintenance and support of Montana's schools and institutions.

The Process of Leasing

The leasing process begins with a response to the department's request for proposals (RFP). The successful RFP respondent is invited to lease the property from DNRC for up to 99 years. Leases can be sublet and assigned to other people and businesses. Annual lease rates are about 7 percent of the appraised value and adjusted for inflation.



Questions about these properties

For questions, contact
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Two Missoula Lots for Lease on Reserve St.

Two adjacent lots combined make approximately 3 acres with 465 feet of visible frontage along busy Reserve Street, a primary arterial with large commercial centers on its north and south ends.

Located within Missoula's city limits this is a prime location zoned for residential, office, and commercial uses with potential for multi-family use, professional offices, limited service and retail businesses, and even mini-warehouses.

Community Hospital is nearby making this site a good location for medical offices.

The northern lot is approximately 82,764 square feet (1.90 acres) with 261 feet of Reserve Street frontage. Access to the lot is from 7th Street on the north end of the lot.

The southern lot is a relatively flat 39,640 square feet (0.91 acres) with 204 feet of Reserve Street frontage. Lot access is from Reserve Street via a 30-foot-wide easement through the lot to the south.

Lots can be leased individually or together. There is potential to link both parcels together by crossing the Missoula Irrigation Ditch.